

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address John Ward, #274895 Attlesey Ward 111 Pacifica, Suite 140 Irvine, California 92618 (Telephone) (714) 508-4949 (Facsimile) (714) 508-0015 Email: jward@attleseystorm.com  <input type="checkbox"/> Individual <i>appearing without an attorney</i> <input checked="" type="checkbox"/> Attorney for: Movant	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – <u>LOS ANGELES</u> DIVISION</b>	
In re:  LESLIE KLEIN         Debtor(s)	CASE NO.: 2:23-bk-10990-SK CHAPTER: 11  <b>NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE RE: <i>(title of motion<sup>1</sup>)</i>:</b> <u>MOTION FOR RELIEF FROM AUTOMATIC STAY OR</u> <u>FOR ORDER CONFIRMING THAT THE AUTOMATIC</u> <u>STAY DOES NOT APPLY UNDER 11 U.S.C.</u>

PLEASE TAKE NOTE that the order titled ORDER GRANTING MOTION FOR RELIEF FROM STAY UNDER 11 U.S.C. § 362 (UNLAWFUL DETAINER)

was lodged on (date) March 29, 2023 and is attached. This order relates to the motion which is docket number 26.

<sup>1</sup> Please abbreviate if title cannot fit into text field.

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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA- LOS ANGELES DIVISION</b>	
In re:  LESLIE KLEIN          Debtor(s).	CASE NO.: 2:23-bk-10990-SK CHAPTER: 11
	<b>ORDER GRANTING MOTION FOR RELIEF FROM STAY UNDER 11 U.S.C. § 362 (UNLAWFUL DETAINER)</b>
	DATE: March 29, 2023 TIME: 8:30 A.M. COURTROOM: 1575 PLACE: 255 EAST TEMPLE STREET, LOS ANGELES, CA 90012
<b>Movant:</b> U.S. Bank, N.A., as Trustee for Velocity Commercial Capital Loan Trust 2018-2	

1. The Motion was: ☐ Opposed ☒ Unopposed ☐ Settled by stipulation
2. This order applies to the following real property (Property):  
Type of property: ☐ Residential ☒ Nonresidential  
Street Address: 14245 VENTURA BLVD  
Unit/Suite number:  
City, State, Zip Code: SHERMAN OAKS, CA 91423
3. The Motion is granted under:

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

- a. ☒ 11 U.S.C. § 362(d)(1)
- b. ☒ 11 U.S.C. § 362(d)(2)
- c. ☐ 11 U.S.C. § 362(d)(4). The filing of the bankruptcy petition was part of a scheme to hinder, delay, or defraud creditors that involved:
- (1) ☐ The transfer of all or part ownership of, or other interest in, the Property without the consent of the secured creditor or court approval; and/or
- (2) ☐ Multiple bankruptcy cases affecting the Property.
- (3) ☐ The court ☐ makes ☐ does not make ☐ cannot make a finding that the Debtor was involved in this scheme.
- (4) If recorded in compliance with applicable state laws governing notices of interests or liens in real property, this order is binding in any other case under this title commenced by or against any debtor who claims any interest in the Property purporting to affect such real property filed not later than 2 years after the date of the entry of this order by the court, except that a debtor in a subsequent case under this title may move for relief from this order based upon changed circumstances or for good cause shown, after notice and a hearing. Any federal, state or local government unit that accepts notices of interests or liens in real property shall accept any certified copy of this order for indexing and recording.
4. ☐ As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:
- a. ☐ Terminated as to the Debtor and the Debtor's bankruptcy estate.
- b. ☐ Modified or conditioned as set forth in Exhibit \_\_\_\_\_ to this order.
- c. ☐ Annulled retroactive to the bankruptcy petition date. Any postpetition acts taken by or at the request of the Movant to enforce its remedies regarding the Property, including without limitation entry of any order, judgment or writ, do not constitute a violation of the stay.
5. ☒ Movant may enforce its remedies to obtain possession of the Property, including lockout, in accordance with applicable nonbankruptcy law, but may not pursue any monetary claim against the Debtor or property of the estate for amounts attributable to the period before the bankruptcy was filed except by filing a proof of claim pursuant to 11 U.S.C. § 501.
6. ☐ Movant shall not cause the Debtor to be locked out before (date) \_\_\_\_\_.
7. ☐ The co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a) is terminated, modified or annulled as to the co-debtor, on the same terms and conditions as to the Debtor.
8. ☒ The 14-day stay prescribed by FRBP 4001(a)(3) is waived.
9. This order is binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of the Bankruptcy Code.
10. ☐ This order is binding in any other bankruptcy case commenced by or against any debtor who claims any interest in the Property, or purporting to affect the Property filed not later than 2 years after the date of entry of this order, except that a debtor in a subsequent case may move for relief from this order based upon changed circumstances or for good cause shown, after notice and hearing.
11. ☐ This order is binding and effective in any bankruptcy commenced by or against the Debtor for a period of 180 days from the hearing of this Motion.
12. ☐ This order is binding and effective in *any* bankruptcy commenced by or against *any* debtor who claims any interest in the Property for a period of 180 days from the hearing of this Motion.
- a. ☐ without further notice.
- b. ☐ upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.

13. ☐ A designated law enforcement officer may evict the Debtor and any other occupant from the Property regardless of any future bankruptcy case concerning the Property for a period of 180 days from the hearing of this Motion.
- a. ☐ without further notice.
  - b. ☐ upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
14. ☐ Other (*specify*):

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## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

**111 Pacifica, Suite 140, Irvine CA 92618**

A true and correct copy of the foregoing document entitled: **NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On March 29, 2023, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Reem J Bello on behalf of Interested Party Reem J Bello  
[rbello@goeforlaw.com](mailto:rbello@goeforlaw.com), [kmurphy@goeforlaw.com](mailto:kmurphy@goeforlaw.com)

Michael Jay Berger on behalf of Debtor Leslie Klein  
[michael.berger@bankruptcypower.com](mailto:michael.berger@bankruptcypower.com), [yathida.nipha@bankruptcypower.com](mailto:yathida.nipha@bankruptcypower.com); [michael.berger@ecf.inforuptcy.com](mailto:michael.berger@ecf.inforuptcy.com)

Greg P Campbell on behalf of Interested Party Courtesy NEF  
[ch11ecf@aldridgepите.com](mailto:ch11ecf@aldridgepите.com), [gc@ecf.inforuptcy.com](mailto:gc@ecf.inforuptcy.com); [gcampbell@aldridgepите.com](mailto:gcampbell@aldridgepите.com)

Theron S Covey on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust  
[tcovey@raslg.com](mailto:tcovey@raslg.com), [sferry@raslg.com](mailto:sferry@raslg.com)

Dane W Exnowski on behalf of Interested Party Courtesy NEF  
[dane.exnowski@mccalla.com](mailto:dane.exnowski@mccalla.com), [bk.ca@mccalla.com](mailto:bk.ca@mccalla.com); [mccallaecf@ecf.courtdrive.com](mailto:mccallaecf@ecf.courtdrive.com)

Robert P Goe on behalf of Interested Party Robert P Goe  
[kmurphy@goeforlaw.com](mailto:kmurphy@goeforlaw.com), [rgoe@goeforlaw.com](mailto:rgoe@goeforlaw.com); [goeforecf@gmail.com](mailto:goeforecf@gmail.com)

Michael Jones on behalf of U.S. Trustee United States Trustee (LA)  
[michael.jones4@usdoj.gov](mailto:michael.jones4@usdoj.gov)

Ron Maroko on behalf of U.S. Trustee United States Trustee (LA)  
[ron.maroko@usdoj.gov](mailto:ron.maroko@usdoj.gov)

Joshua L Scheer on behalf of Creditor Ajax Mortgage Loan Trust 2021-D, Mortgage-Backed Securities, Series 2021-D, by U.S. Bank National Association, as Indenture Trustee  
[jscheer@scheerlawgroup.com](mailto:jscheer@scheerlawgroup.com), [jscheer@ecf.courtdrive.com](mailto:jscheer@ecf.courtdrive.com)

Mark M Sharf (TR)  
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Alan G Tippie on behalf of Interested Party Courtesy NEF  
[Alan.Tippie@gmlaw.com](mailto:Alan.Tippie@gmlaw.com),  
[atippie@ecf.courtdrive.com](mailto:atippie@ecf.courtdrive.com); [Karen.Files@gmlaw.com](mailto:Karen.Files@gmlaw.com); [patricia.dillamar@gmlaw.com](mailto:patricia.dillamar@gmlaw.com); [denise.walker@gmlaw.com](mailto:denise.walker@gmlaw.com)

United States Trustee (LA)  
[ustpregion16.la.ecf@usdoj.gov](mailto:ustpregion16.la.ecf@usdoj.gov)

Michael L Wachtell on behalf of Interested Party Courtesy NEF  
[mwachtell@buchalter.com](mailto:mwachtell@buchalter.com)

Paul P Young on behalf of Interested Party Courtesy NEF  
[paul@cym.law](mailto:paul@cym.law), [jaclyn@cym.law](mailto:jaclyn@cym.law)

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On March 29, 2023, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

**HONORABLE BANKRUPTCY COURT JUDGE: Sandra R. Klein, 255 E. Temple Street Los Angeles, CA 90012**

**DEBTOR: Leslie Klein, 322 N. June Street, Los Angeles, CA 90001**

**DEBTOR: Leslie Klein, 14245 Ventura Blvd, Sherman Oaks CA 91423**

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

March 29, 2023

*Date*

JOHN WARD

*Printed Name*

/s/ John Ward

*Signature*

**20 LARGEST UNSECURED CREDITORS**

Bank of America  
Attn: Bankruptcy  
4909 Savarese Circle  
Tampa FL 33634

Barclays Bank Delaware  
Attn: Bankruptcy  
PO Box 8801  
Wilmington DE 19899

California Bank & Trust  
PO Box 711510  
Santee CA 92072

CCO Mortgage Corp.  
Attn: Bankruptcy  
10561 Telegraph Rd  
Glen Allen CA 23059

Chase Card Services  
Attn: Bankruptcy  
PO Box 15298  
Wilmington DE 19850

Citibank  
Attn: Bankruptcy  
PO Box 790034  
St. Louis MO 63179

Ericka and Joseph Vago  
c/o Brian Procel  
Procel Law  
401 Wilshire Blvd, 12<sup>th</sup> Floor  
Santa Monica CA 90401

Franklin H. Menlo Irrevocable Trust  
c/o Willkie Farr & Gallagher LLPS  
Attn: Alex M. Weingarten, Esq.  
2029 Century Park East, Ste 3400  
Los Angeles CA 90067

Jeffrey Siegel, Successor Trustee  
Of the Hubert Scott Trust  
c/o Oldman, Cooley, Sallus  
16133 Ventura Blvd, Penthouse Suite

Encino CA 91436-2408

Toyota Financial Services  
Attn: Bankruptcy  
PO Box 259001  
Plano TX 75025